

**AGENDA ITEM: IIc****HPO File No. 070603****SITE NAME:****SITE LOCATION:** 731 W. Cottage Street – Norhill Historic District**Owner:** Alfonso and Maria Cantu**Applicant:** Same as Owner

Time Frame	Date Accepted	35-day Consideration	70-day Action	90-day Limit
	June-1-2007	July-5-2007	August-9-2007	August-29-2007

**SITE INFORMATION:**

Lot 9, Block 217, East Norhill Addition, City of Houston, Harris County, Texas. The site includes a one-story, brick veneered single family residence and two-story wood frame garage apartment.

**TYPE OF APPROVAL REQUESTED:**

The applicant requests approval of a certificate of appropriateness for the following work:

- Construct a two-story addition, on pier and beam foundation, to the rear (North elevation) of the existing primary historic structure. The addition will tie into the second story of the existing two-story garage apartment, which is located to the northeast corner of the site. The addition will appear as a separate structure from West Cottage Street, which is the home's primary facade. New addition will feature an intersecting gable ended roof which will face W. Cottage Street. The new addition, at it's point of connection to the primary residence will be masked by the existing roofline of the one story house which runs perpendicular to the roofline of the second story addition; The new rear addition will extend towards the south side (front) of the site 27'-0" and will be 24'-0" in width. Addition will include two bedrooms, and a bathroom which will add approximately 648 square feet of living space to the historic structure bringing the total square footage to 1,557 square feet exclusive of covered porch space; All exterior elevations of addition to be clad in horizontal lapped wood or hardi-plank siding. Roof will be covered in asphalt composition shingles to match existing.
- South Elevation; The south (front) elevation of the home will feature a two-story addition located to the rear of the historic one story building. From the public right of way, the two story addition will read as a separate building located behind the one story primary structure and will feature an intersecting gable end roof facing W. Cottage Street; Gable end will feature one louvered vent to match existing; Addition will also feature a small covered porch balcony incorporated beneath the roofline of the addition. Balcony railing will be a square stick balustrade 3'-6" in height; Porch roof will be supported by a 4"x4" wood post wrapped in 1"x4" wood trim board; Install paired one over one pane wood sash or vinyl window at second story; Second story porch will be supported by a 12"x12" brick column on the west side of the addition which will be cantilevered over an open first floor patio area. Exterior surfaces of addition to be clad in horizontal wood or hardi-plank lap siding.
- East Elevation: Construct a two-story addition to the south side of the existing two-story garage apartment which will connect to the north side (rear) of the existing one-story single family residence; East elevation will feature a covered porch on the second floor with stick balustrade railing measuring 3'-6" in height roof of porch will be supported by a 4"x4" wood post wrapped in wood trim board to match existing trim and corner boards; Install single multi-light French door on second floor in porch area; Install paired one-over-one wood sash or vinyl windows with trim to match existing, on first floor of east elevation; Install horizontal lapped wood or hardi-plank siding to exterior walls of new addition; Install trim and corner boards to match existing.
- West Elevation (visible from Watson Street); West elevation will be a continuation of existing two-story wood frame garage which will extend southward to attach to rear of existing one-story brick veneer residence; Install a single-one over-one pane wood sash or vinyl window on second floor to match existing; Install single solid panel door on first

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wood or hardi-plank horizontal lap siding with trim and corner boards to match existing. The existing garage will remain in place.

**HISTORY AND SIGNIFICANCE:**

The property is contained within the boundary of the Norhill Historic District, which was designated as a city historic district by the Houston City Council on June 14, 2000. At the time of the Norhill Historic District survey, the historic bungalow, constructed circa 1925, was classified on the inventory as “potentially contributing” due to the addition of non-historic doors. The free standing two story garage apartment building, constructed circa 1940, was also classified as “potentially contributing” due to the addition of vinyl siding.

William C. Hogg developed the neighborhood in 1923. He took a unique approach to the development by platting lots for houses with restrictive covenants, a separate commercial district, and allocated space for a park and school. Other unique features of the neighborhood are the park-like esplanades intersecting Norhill Boulevard. Construction in the Norhill neighborhood reflects the national building trend of the early 1920's, which focused on the bungalow style of architecture. The vast majority of the type of housing constructed in the neighborhood represents the varied types of the bungalow style, including: Colonial Bungalow, English Bungalow, Spanish Bungalow, Hip Bungalow, Pedimented Bungalow and the Bungalow cottage. Norhill even has several Bungalow duplexes. Between 1905 and 1925, the bungalow became one of the predominant house forms in Houston's suburban neighborhoods.

**APPROVAL CRITERIA FOR ALTERATION:****Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in an historic district, or (III) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The proposed activity must retain and preserve the historical character of the property;
- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☒ ☐ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- ☒ ☐ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- ☒ ☐ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;

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- ☐ ☐ ☒ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☒ ☐ ☐ (9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- ☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
- ☒ ☐ ☐ (11) The proposed activity will comply with any applicable deed restrictions.

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness requested by the applicant.

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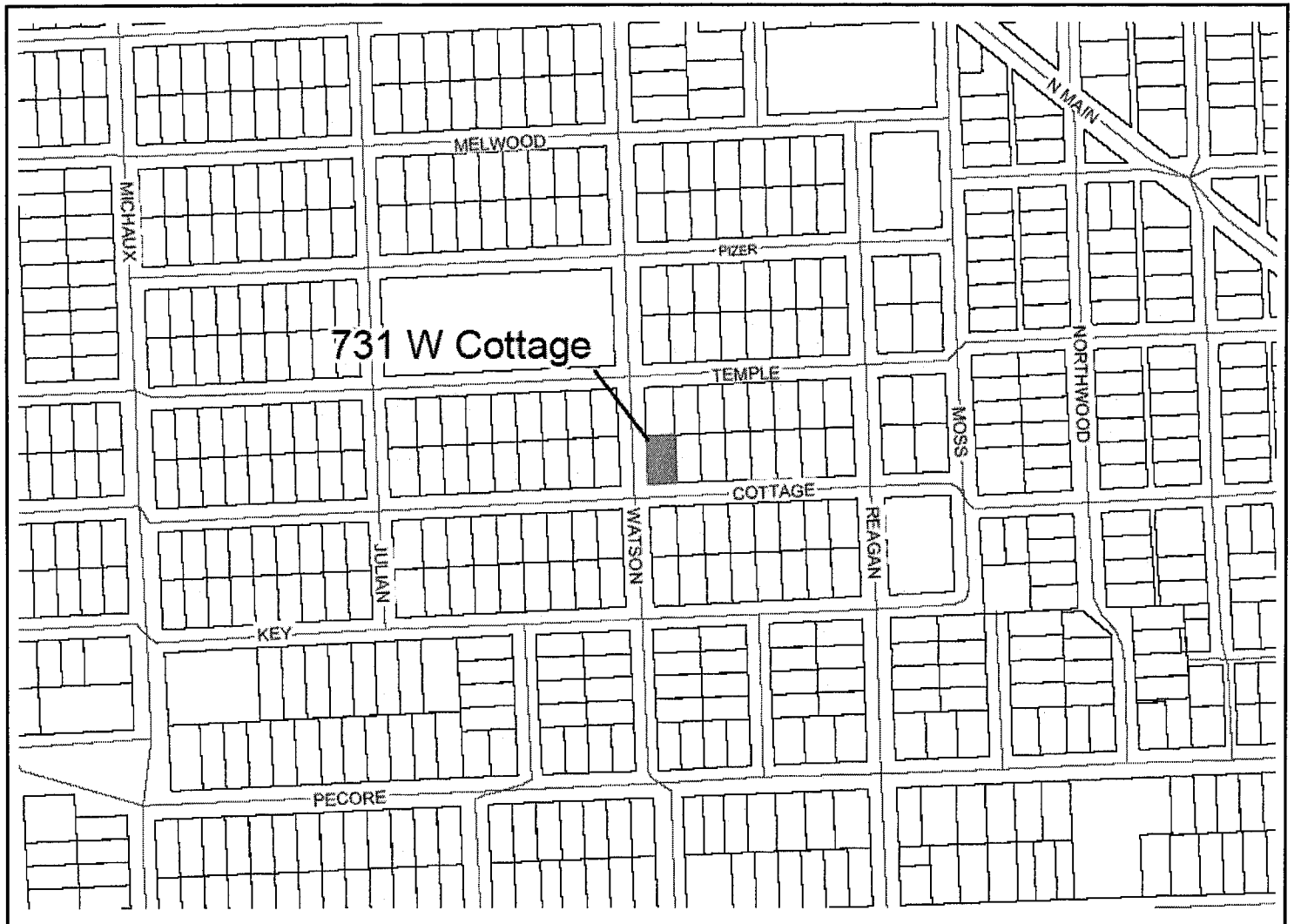
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**Site Location Map**  
**Not to scale**



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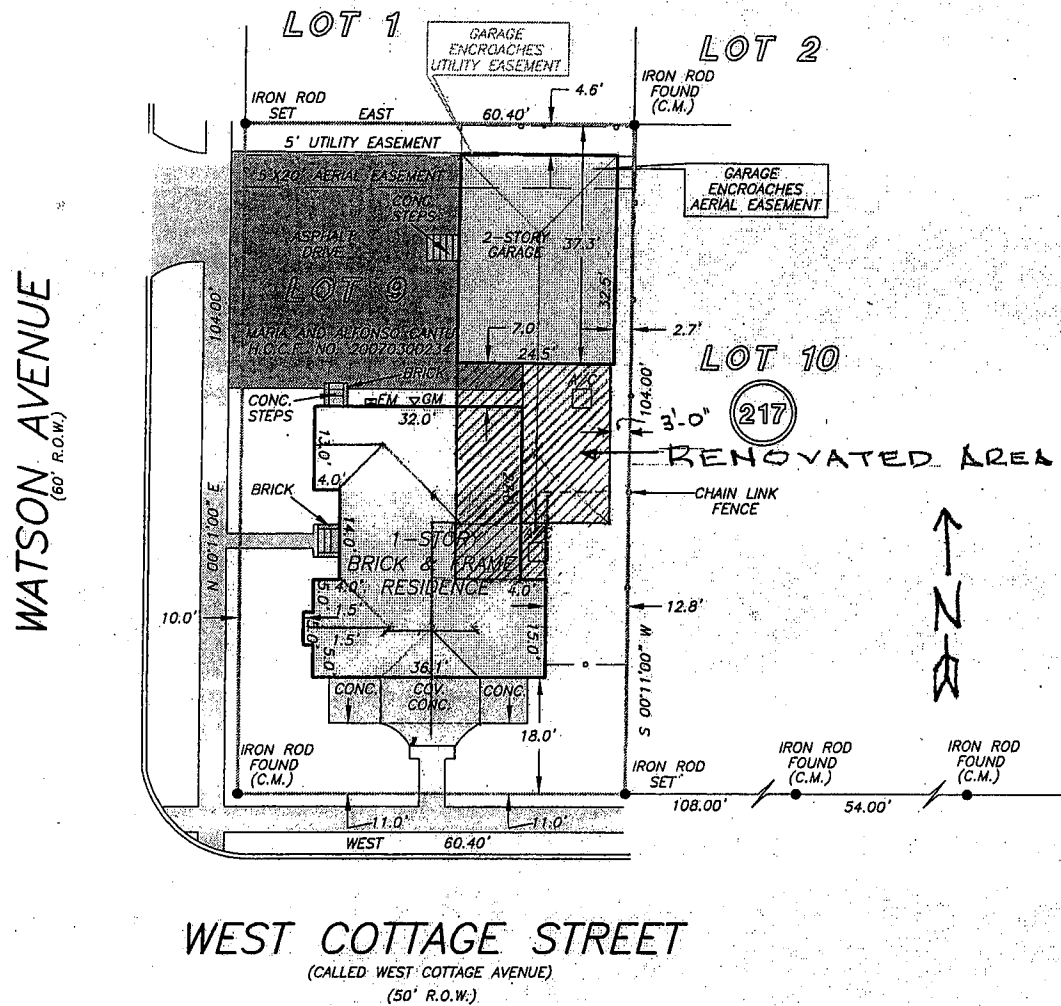
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**SITE NAME:****SITE LOCATION:** 731 W. Cottage Street – Norhill Historic District**Site Plan – Showing Proposed Construction of Rear Addition**  
**Not to scale****CERTIFICATE OF APPROPRIATNESS**

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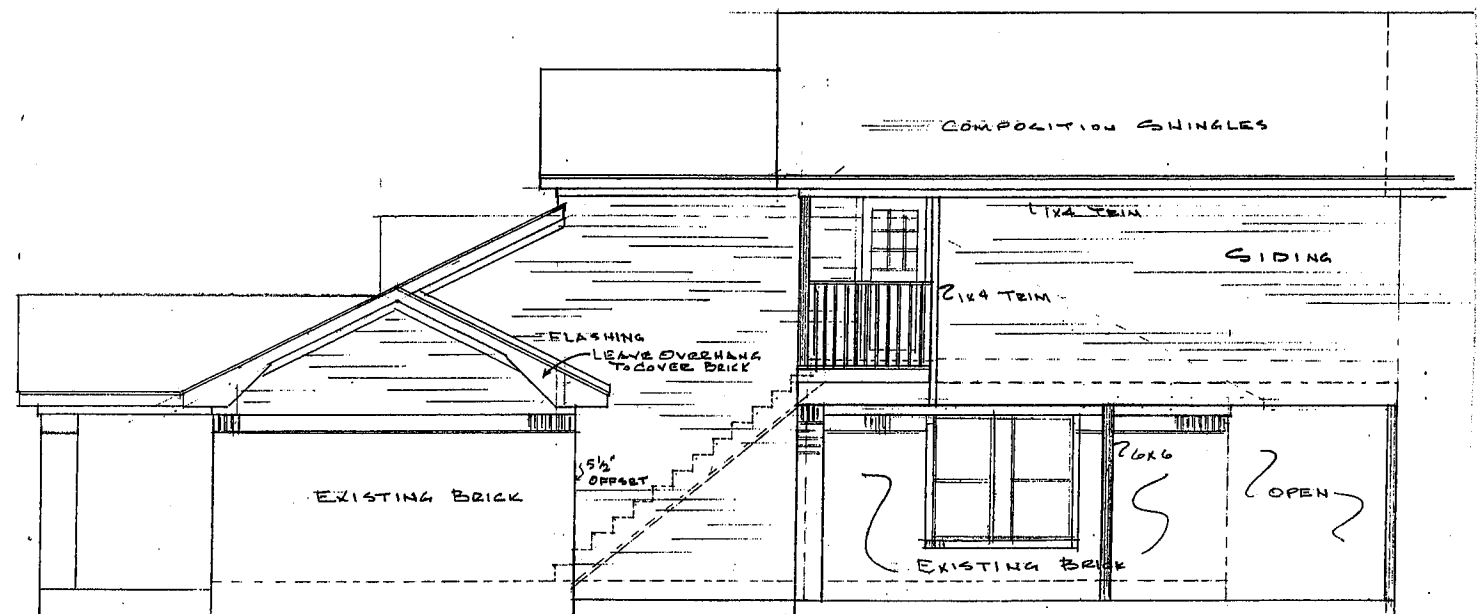
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**Proposed Construction of Rear Addition -  
East elevation (side)  
Not to scale**



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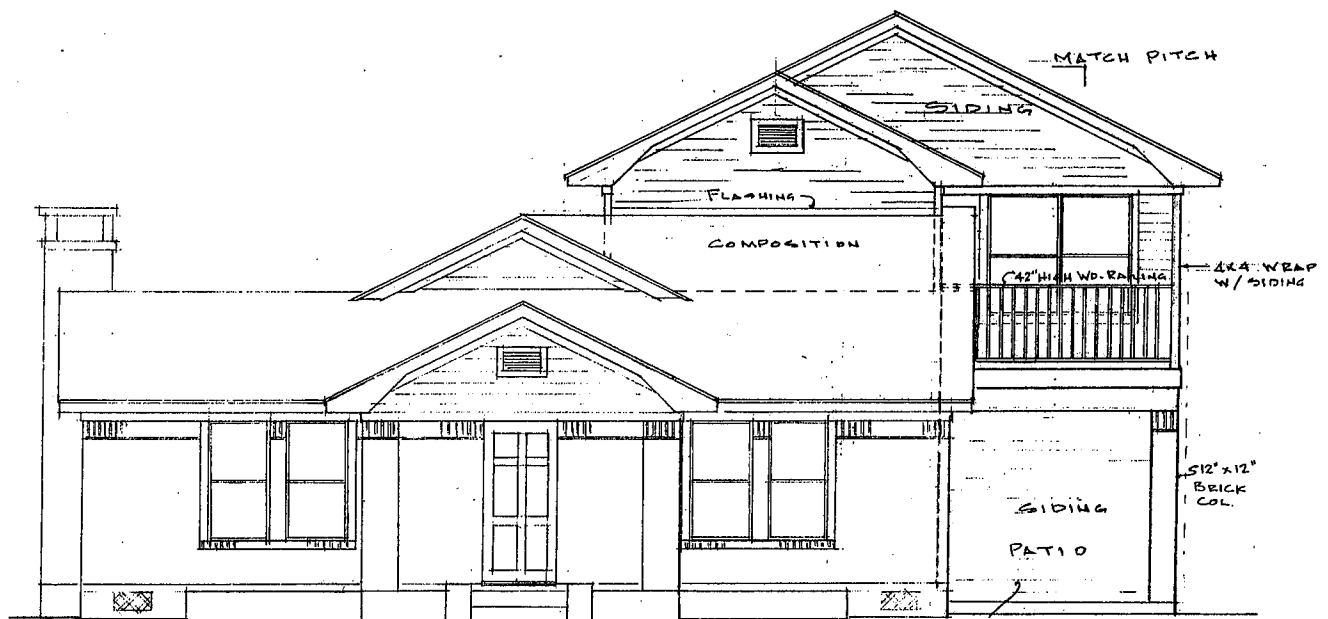
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**Proposed Construction of Rear Addition  
South Elevation  
Not to scale**



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